

Iconic Complex. Project Fact Sheet



What is Iconic Complex?

Iconic Complex is a mixed-use development in Alatau City, Kazakhstan. It is located in Gateway District, the city's business and financial district. Upon completion, its 272-metre main tower is set to become the tallest building in southern Kazakhstan.

The architectural concept was developed by US-based architectural firm Skidmore, Owings & Merrill (SOM). China State Construction Engineering Corporation (CSCEC) is the general contractor, while Kazakhstan-based Alatau City Iconic Complex is the developer.

The complex will have a total gross floor area of 276,800 m². Private investment in its construction amounts to approximately USD 800 million.

The development will be anchored by A+ class office space and corporate headquarters, complemented by a five-star hotel, premium apartments, and retail, cultural and public spaces.

Iconic Complex at a Glance

- **Total gross floor area:** 276,800 m².
- **Main tower:** 272 metres tall. The tower will accommodate A+ class offices, a five-star hotel and premium apartments.
- **Residential tower:** 78 metres tall. The tower will feature apartments with terraces and a rooftop garden.
- **Podium:** Three levels with a total area of 58,000 m², accommodating retail, cultural and event spaces.
- **Low-rise office buildings:** Six buildings with courtyards designed to accommodate corporate headquarters.
- **Landscaping:** 25% of the complex's site, including a rooftop garden on the residential tower.
- **Private investment:** Approximately USD 800 million.

- **Construction launch ceremony:** 26 October 2026.

Architecture of Iconic Complex

The “Mountain Landscape” concept for Iconic Complex was developed by SOM. The towers appear to rise from the mountainous terrain: their stepped silhouettes echo the slopes of the Trans-Ili Alatau, while terraces along the facades extend this visual concept. The podium terraces, forming the shared lower section of the complex, follow the contours of the foothills.

The angular facades of the retail areas evoke cracked ice, the warm tones of the metal canopies recall sunrise in the mountains, and the varied shapes of the office buildings resemble rock formations.

A multi-storey atrium is planned at the centre of each tower. The atriums will bring natural daylight deep into the buildings and offer panoramic views of the mountains.

What Iconic Complex Will Offer

- **Offices.** The main tower will accommodate A+ class office space. Six additional low-rise buildings with courtyards are designed to house the headquarters of major companies.
- **Residential spaces.** Premium apartments will be located on the upper floors of the main tower and in the residential tower, which will feature a rooftop garden. The apartments will offer panoramic views of the city and mountains.
- **Hotel.** The main tower will feature a five-star hotel with a spa area and swimming pool.
- **Retail and public spaces.** The podium will house a retail gallery with restaurants, as well as cultural venues and event spaces. The complex will also include an open public square.
- **Sky Club.** The upper floors of the main tower will be dedicated to the Sky Club and observation decks.

Engineering Solutions and Landscaping

Seismic resilience. The structural system combines a steel frame with a reinforced concrete core. The design also incorporates damping systems that reduce building vibrations and absorb energy generated by

seismic activity. The design draws on experience in high-rise construction in the United States, Japan and Taiwan.

Facades. The project incorporates high-performance façades with integrated solar shading and enhanced thermal insulation.

Landscaping. Green spaces will cover 25% of the complex's site, including a rooftop garden on the residential tower.

Project Team

Iconic Complex is being delivered by an international consortium of three companies:

1. **Developer – Alatau City Iconic Complex, Kazakhstan.** Established specifically to deliver the project, the company is responsible for its development and the attraction of private investment.
2. **Architectural concept – Skidmore, Owings & Merrill (SOM), USA.** The firm's portfolio includes the Burj Khalifa in Dubai and One World Trade Center in New York. In Kazakhstan, SOM designed the Talan Towers complex in Astana.
3. **General contractor – China State Construction Engineering Corporation (CSCEC), China.** One of China's largest construction companies, CSCEC has extensive experience in high-rise construction, including the Ping An Finance Centre in Shenzhen.

Financing

Iconic Complex is a privately funded initiative. Private investment in its construction amounts to approximately USD 800 million. No construction funding from the state budget is envisaged.

Construction Launch

The construction launch ceremony for Iconic Complex will take place on 26 October 2026 in **Alatau City**. The event will feature a scale model of the complex and a presentation of its architectural concept.

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